



SALT LAKE CITY COUNCIL

REVISED AGENDA

FORMAL MEETING

October 20, 2015

Tuesday 7:00 PM

Council Chambers
451 South State Street Room 315
Salt Lake, UT 84111
SLCCouncil.com

CITY COUNCIL MEMBERS:

Luke Garrott, Chair
[District 4](#)

James Rogers, Vice Chair
[District 1](#)

Kyle LaMalfa
[District 2](#)

Stan Penfold
[District 3](#)

Erin Mendenhall
[District 5](#)

Charlie Luke
[District 6](#)

Lisa Adams
[District 7](#)

[COUNCIL MEETING RULES, PARLIAMENTARY ORDER AND PROCEDURE](#)

A. OPENING CEREMONY:

Council Member Stan Penfold will conduct the formal council meetings in October.

1. Pledge of Allegiance

The Council will approve the minutes of the:

1. [Minutes of September 22, 2015 \(Work Session Meeting\)](#)

Legislative Sponsor: Approve.

Minutes of September 22, 2015 (Work Session Meeting)

2. [Minutes of October 6, 2015 \(Formal Meeting\)](#)

Legislative Sponsor: Approve.

Minutes of October 6, 2015 (Formal Meeting)

B. PUBLIC HEARINGS:**1. [Ordinance: Master Plan and Zoning Amendment - 563 and 567 East 600 South](#)**

Legislative Sponsor: Not Required - Petition from Applicant(s)

Accept public comment and consider adopting a proposed ordinance that would change the zoning for two properties on 600 South. Currently, the properties feature a duplex and a retail store. The changes would allow the petitioner to tear down the commercial space and build a 3-story mixed-use building. Petitioner – Ernesto Gutierrez, Petition Nos. PLNPCM2014-00832 and PLNPCM2014-00833. • 563 East 600 South – rezone from RMF-35 – Residential Multi-Family to R-MU-35 Residential/Mixed Use.

The proposal would also amend the Central Community Master Plan Future Land Use Map to Medium Density Resident/Mixed Use. • 567 East 600 South – rezone from CN – Neighborhood Commercial to R-MU-35 to Residential/Mixed Use. Although the applicant has requested that the properties be rezoned to R-MU-35 – Residential/Mixed Use, consideration may be given to rezoning the properties to another zoning district with similar characteristics.

Staff Recommendation: Close and consider options.

2. [Ordinance - Solar Panel Installations in Historic Districts](#) **Amended Language**

Legislative Sponsor: Not Required - Petition from Mayor

Accept public comment and consider adopting an ordinance amending the City's Zoning Ordinance pertaining to small solar energy collection systems in historic districts and at landmark sites (amending Section 21A.40.190.B). The proposed changes would allow City staff to approve applications for solar panel installations – except when they are proposed to be located on the front facade directly adjacent to the public right-of way. Currently, all applications must be reviewed and approved by the Historic Landmark Commission, regardless of panel location. Related provisions of Title 21A- Zoning may also be amended as part of this petition. **Petitioner- Mayor Ralph Becker, Petition No. PLNPCM2014-00883**

Staff Recommendation: Close and consider options.

3. [Ordinance – Amending the East Bench Preserve Use \(H-Rock\) Hours](#)

Legislative Sponsor: Council Member, District 6 Charlie Luke
Accept public comment and consider adopting an ordinance amending Section 15.08.020 of the Salt Lake City Code relating to park use hours for the East Bench Preserve. The proposal would specify that the East Bench Preserve located at 2795 East 2100 South (H-Rock) would be closed between the hours of ten o'clock (10:00) P.M. and five o'clock (5:00) A.M. the following morning.

Staff Recommendation: Close and consider options.

4. [Ordinance: Master Plan and Zoning Map Amendment – Forest Dale Golf](#)

Legislative Sponsor: Not Required - Petition from Mayor
Accept public comment and consider adopting an ordinance amending the zoning map and master plan pertaining to a portion of the Forest Dale Golf Course property located at approximately 2425 South 900 East Street to rezone a portion of that property from OS—Open Space to PL-2—Public Lands and amend the Sugar House Master Plan Future Land Use Map. The zoning changes would allow for a fire station to be built on the property. The property is currently hard surfaced and being used for salt storage by the City. Although the properties are proposed to be rezoned to PL-2—Public Lands, consideration may be given to rezoning the properties to another zoning district with similar characteristics. Petitioner – Mayor Ralph Becker, Petition Nos. PLNPCM2014-00882 and PLNPCM2014-00881.

Staff Recommendation: Close and consider options.

5. [Motion: Removal of Open Space Lands from City's Inventory at Forest Dale Golf Course](#)

Legislative Sponsor: Not Required - Petition from Mayor
Accept public comment and consider adopting a proposal from the Mayor of Salt Lake City to transfer certain Open Space Lands owned by Salt Lake City located at Forest Dale Golf Course approximately 2425 South 900 East for \$296,000.00 for future use as the new Fire Station #3. The property is currently hard surfaced and being used for salt storage by the City. After the public hearing, the Council may conduct an advisory vote expressing either support or opposition to the proposal.

Staff Recommendation: Close and consider options.

C. [POTENTIAL ACTION ITEMS:](#)

1. [Ordinance – Rezone 700 South 900 West Neighborhood Node](#)

Legislative Sponsor: Council Member, District 2 Kyle LaMalfa
Consider adopting an ordinance amending the zoning map pertaining to properties located at 664 South 900 West, 668 South 900 West, and 910 West 700 South to rezone said properties from RMF-35 – Moderate Density Multi-Family Residential to CN – Neighborhood Commercial. These zoning amendments are part of the Westside Master Plan implementation process, a priority of the Council's this year.

These amendments are designed to better foster neighborhood business zones on the westside, a need identified in the planning process. Although the properties are proposed to be rezoned to CN – Neighborhood Commercial, consideration may be given to rezoning the properties to another zoning district with similar characteristics. Petitioner – Mayor Ralph Becker, Petition No. PLNPCM2014-00374.

Staff Recommendation: Refer to motion sheet(s).

2. [Ordinance – Rezone 400 South 900 West Community Node](#)

Legislative Sponsor: Council Member, District 2 Kyle LaMalfa

Consider adopting an ordinance amending the zoning map pertaining to properties located at 360, 362, 364, 366, 376, 412, 417, and 435 South 900 West Street; 841, 843, 848, 852, 857, 858, 859, 864, 865, and 877 West 400 South Street; 866 West Pacific Avenue; 869 West 300 South Street; 321, 331, 365, and 371 South 870 West Street, to rezone said properties from RMF-35 – Moderate Density Multi-Family Residential and CN – Neighborhood Commercial, to R-MU-35 – Residential/Mixed Use.

These zoning amendments are part of the Westside Master Plan implementation process, a priority of the Council's this year. These amendments are designed to better foster neighborhood business zones on the westside, a need identified in the planning process. Although the properties are proposed to be rezoned to R-MU-35 – Residential/Mixed Use, consideration may be given to rezoning the properties to another zoning district with similar characteristics. Petitioner – Planning Commission, Petition No. PLNPCM2014-00375

Staff Recommendation: Refer to motion sheet(s).

3. [Ordinance – Rezone 400 South and Concord Street \(1240 West\) Neighbo](#) **Amended Language**

Legislative Sponsor: Not Required - Petition from Applicant(s)

Consider adopting an ordinance amending the zoning map pertaining to properties located at 1217 West 400 South, 1221 West 400 South, 1225 West 400 South, and 1233 West 400 South to rezone said properties from R-1/5,000 – Single-Family Residential to R-MU-35 – Residential/Mixed Use and to rezone property located at 1266 West 400 South from R-1/5,000 – Single Family Residential to CN – Neighborhood Commercial.

These zoning amendments are part of the Westside Master Plan implementation process, a priority of the Council's this year. These amendments are designed to better foster neighborhood business zones on the westside, a need identified in the planning process. Although the properties are proposed to be rezoned to R-MU-35 – Residential/Mixed Use, and CN – Neighborhood Commercial, consideration may be given to rezoning the properties to another zoning district with similar characteristics. Petitioner – Mayor Ralph Becker, Petition No. PLNPCM2014-00380.

Staff Recommendation: Refer to motion sheet(s).

D. COMMENTS:

1. **Questions to the Mayor from the City Council.**
2. **Comments to the City Council. (Comments are taken on any item not scheduled for a public Hearing, as well as on any other City Business. Comments are limited to Two minutes.)**

E. NEW BUSINESS:

(None)

F. UNFINISHED BUSINESS:1. [Ordinance: Impact Fee Collection Suspension](#)

Legislative Sponsor: Not Required - Mayor's Proposal

Consider adopting a proposal that would suspend the collection of park, fire, roadway, facilities and police impact fees for 12 months while the Administration works with a consultant to develop a new Impact Fees Facilities Plan. During that time, fees already collected can be spent on eligible projects. Impact fees are charged to developers based on the increased need for public services that results from population growth.

Staff Recommendation: Refer to motion sheet(s).

2. [Resolution: Justice Court Recertification](#)

Legislative Sponsor: Legally Required

Consider a resolution requesting the recertification of the Justice Court of Salt Lake City. Justice Courts must be recertified at the end of each four-term by the Utah Judicial Council.

Staff Recommendation: Refer to motion sheet(s).

G. CONSENT:1. [Ordinance: Zoning Text Amendment-Assisted Living and Other Similar Facilities](#)
Amended Language

Legislative Sponsor: Not Required - Petition from Mayor

Set the date of Tuesday, November 17, 2015 at 7:00 p.m. to accept public comment and consider adopting amendments to definitions for assisted living and other similar facilities and to the City's land use tables to allow assisted living facilities in more zoning districts.

These changes will align City zoning definitions with state law and will remove duplicate information. The amendment will also address a temporary land use regulation, adopted on June 16, 2015, pertaining to facilities that provide end of life care and respite care. Related provisions of Title 21A -Zoning may also be amended as part of this petition. **Petitioner - Mayor Ralph Becker, Petition No. PLNPCM2014-00388.**

Staff Recommendation: Set date.

2. [Ordinance: Solid Waste and Recyclable Regulations](#)

Legislative Sponsor: Council Member, District 4 Luke Garrott - Chair

A proposal that would amend an ordinance amending the City's Solid Waste and Recyclable Items regulations. The changes would require businesses and multi-family complexes to establish recycling programs and create a graduated fine schedule for noncompliance.

The proposed changes include requiring businesses and multi-family complexes to establish recycling programs, and a graduated fine schedule for noncompliance with refuse, recycling and green waste collection laws.

The Council will SET THE DATE of Tuesday, November 17, 2015 at 7:00 p.m. for a public hearing date during the formal meeting tonight.

Staff Recommendation: Set date.

3. [Ordinance: Budget Amendment No. 2, Fiscal Year 2015-16](#)

Legislative Sponsor: Not Required - Budget Related Item

A proposed ordinance is before the Council that would amend the Final Budget of Salt Lake City, Including the employment staffing document for Fiscal Year 2015-2016. Budget amendments happen several times each year to reflect adjustments to the City's budgets, including proposed project additions and modifications. Among many other projects, this budget amendment includes funding for:

- design work on fire stations No. 3 and No. 14;
- implementing Enterprise SLC, an effort to improve economic development in the city;
- improving email archiving to improve the efficiency and of public records requests; and several other items.

The Council will SET THE DATE of Tuesday, November 17, 2015 at 7:00 p.m. for a public hearing date during the formal meeting tonight.

Staff Recommendation: Set date.

4. [Ordinance: Campaign Finance Reform](#)

Legislative Sponsor: Council Priority

Set the dates of Tuesday November, 17, 2015 and Tuesday December 1, 2015 at 7:00 p.m. to accept public comment regarding potential changes to local campaign finance requirements.

Staff Recommendation: Set date.

5. [Ordinance: Plan Salt Lake Citywide Master Plan](#)

Legislative Sponsor: Not Required - Petition from Mayor

A proposed ordinance is before the Council that would adopt the Plan Salt Lake general plan. Plan Salt Lake is a citywide master plan designed to create high-level policies and vision that will guide the City and its respective neighborhoods for the next 20 years. The Council has received regular updates as the plan has progressed. Petitioner—Mayor Ralph Becker, Petition No. PLNPCM2011-00682.

The Council will SET THE DATES of Tuesday, November 17, 2015 and Tuesday, December 1, 2015 to continue to accept public comment in regards to this item during the formal meeting tonight.

Staff Recommendation: Set date.

6. [Ordinance: Citywide Zoning Text Amendment-Breweries](#)

Legislative Sponsor: Not Required - Petition from Mayor

A proposed ordinance is before the Council that would amend various section of the Salt Lake City Code pertaining to breweries, small breweries and brewpubs (amending Title 21A). The changes would address:

- the difference between small craft breweries and large industrial breweries;
- the definition of brewpub;
- where breweries and brewpubs may be located in the City;
- inconsistencies in zoning interpretations related to breweries and brewpubs; and
- consistency with state code.

Petitioner-Mayor Ralph Becker, Petition No. PLNPCM2015-00151.

The Council will also SET THE DATE of Tuesday, November 10, 2015 at 7:00 p.m. for a public hearing during the formal meeting tonight.

Staff Recommendation: Set date.

7. [Ordinance: Zoning Text Amendment-Citywide Business Park Zone](#)

Legislative Sponsor: Not Required - Petition from Applicant(s)

An ordinance is before the Council that would amend the City's zoning ordinance pertaining to open space requirements in the BP – Business Park zoning district (amending Section 21A.32.030.E).

The proposal would reduce the minimum open space requirement from 30 percent to 15 percent. Petitioner – FARB Airport Land, LLC, Petition No. PLNPCM2015-00159.

The Council will also SET THE DATE of Tuesday, November 10, 2015 at 7:00 p.m. for a public hearing during the formal meeting tonight.

Staff Recommendation: Set date.

8. [Ordinance: Zoning Map Amendment and Alley Vacation - CVS Pharmacy](#)

Legislative Sponsor: Not Required - Petition from Applicant(s)

A proposed ordinance is before the Council that would amend the zoning of properties located at 2036 and 2046 South 1300 East from RO—Residential Office to CB—Community Business and vacate a portion of a public alley on the south side of the two parcels.

Under the proposal, the property would be used as a parking lot for a new pharmacy. Although the applicant has requested that the property be rezoned to CB—Community Business, consideration may be given to rezoning the properties to another zoning district with similar characteristics. Petitioner—Gerry Tully, Petition No. PLNPCM2015-00050.

The Council will also SET THE DATE of Tuesday, November 10, 2015 at 7:00 p.m. for a public hearing during the formal meeting tonight.

Staff Recommendation: Set date.

9. [Ordinance: Zoning Text Amendment - Off Street Parking](#)

Legislative Sponsor: Council Member, District 5 Erin Mendenhall

A proposed ordinance is before the Council that would amend Salt Lake City Code relating to off street parking regulations (amending Chapter 21A.44). Under the proposal:

- one parking space would be required per unit in mixed use and multifamily developments in the following zoning districts: CB—Community Business, CN—Neighborhood Commercial, R-MU-35—Residential/Mixed Use District and R-MU-45—Residential/Mixed Use District. Currently, those zoning districts only require a half space per unit.
- maximum parking allowances would be removed for the M-1—Light Manufacturing, M-2—Heavy Manufacturing and BP—Business Park zoning districts, which are generally located west of Redwood Road;
- language regarding Transportation Demand Management would be clarified; and
- text and formatting changes will be made to provide clarity.

Related provisions of Title 21A- Zoning may also be amended as part of this petition.
Petitioner—Mayor Ralph Becker, Petition No. PLNPCM2015-00430.

The Council will also SET THE DATE for Tuesday, November 10, 2015 at 7:00 p.m. for a public hearing during the formal meeting tonight.

Staff Recommendation: Set date.

10. [Ordinance: Zoning Map Amendment-1022 and 1026 East 800 South](#)

Legislative Sponsor: Not Required - Petition from Applicant(s)

A proposed ordinance is before the Council that would amend the zoning map pertaining to properties located at 1022 East 800 South and 1026 East 800 South to rezone said properties from R-2—Single and Two Family Residential to RMF-30—Low Density Multi-Family Residential.

Under the proposal, a parking lot that serves an existing apartment building would be relocated. Although the applicant has requested that the properties be zoned RMF-30—Low Density Multi-Family Residential, consideration may be given to rezoning the properties to another zoning district with similar characteristics. Petitioner – Rocky Mountain Power, Petition No. PLNPCM2014-00907.

The Council will SET THE DATE of Tuesday, November 10, 2015 at 7:00 p.m. for a public hearing date during the formal meeting tonight.

Staff Recommendation: Set date.

11. [Board Appointment: City & County Building Conservancy and Use Committee](#)

Legislative Sponsor: Not Required - Board Appointment(s)

Appointment of Eva Rinaldi to the City and County Building Conservancy and Use Committee for a term extending through July 30, 2019. The Council will also CONSIDER THE APPOINTMENT during the formal meeting tonight.

Staff Recommendation: Approve.

12. [Board Appointment: City & County Building Conservancy and Use Committee](#)

Legislative Sponsor: Not Required - Board Appointment(s)

Appointment of Robert Pett to the City and County Building Conservancy and Use Committee for a term extending through July 30, 2019. The Council will also CONSIDER THE APPOINTMENT during the formal meeting tonight.

Staff Recommendation: Approve.

H. [ADJOURNMENT:](#)

CERTIFICATE OF POSTING

On or before 5:00 p.m. on Friday, October 16, 2015, the undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was (1) posted on the Utah Public Notice Website created under Utah Code Section 63F-1-701, and (2) a copy of the foregoing provided to The Salt Lake Tribune and/or the Deseret News and to a local media correspondent and any others who have indicated interest.

CINDI L. MANSELL, MMC/CRM
SALT LAKE CITY RECORDER

Final action may be taken in relation to any topic listed on the agenda, including but not limited to adoption, rejection, amendment, addition of conditions and variations of options discussed.

*Open City Hall is an online discussion forum for topics on which the City is seeking the Public's input. Items that are listed as Open City Hall topics may be found at: <http://www.slcgov.com/opencityhall/>

In accordance with State Statute, City Ordinance and Council Policy, one or more Council Members may be connected via speakerphone. After 5:00 p.m., please enter the City & County Building through the main east entrance.

The City & County Building is an accessible facility. People with disabilities may make requests for reasonable accommodation, which may include alternate formats, interpreters, and other auxiliary aids and services. Please make requests at least two business days in advance. To make a request, please contact the City Council Office at council.comments@slcgov.com, 801-535-7600, or relay service 711.